

Growth Management Services Update

Implementing HB 1491
Transit-oriented development

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WASHINGTON STATE GROWTH MANAGEMENT PROGRAM

MARCH 2026



Washington State
Department of
Commerce

TOD station areas *RCW 36.70A.030, .840 and .842*

Rail station areas: Half mile walking distance

- Includes light rail, commuter rail or trolley station
- Cities must allow development with a minimum average floor area ratio (FAR) of 3.5

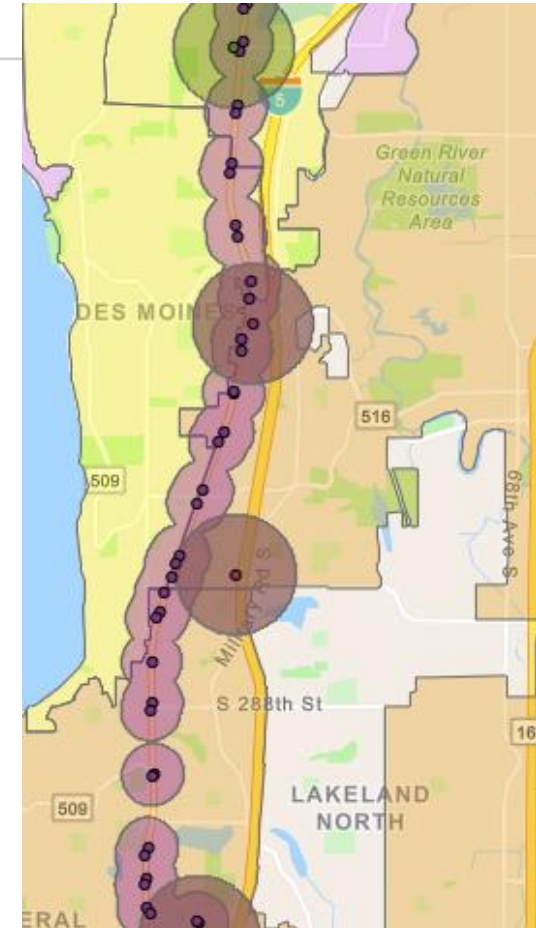
Bus rapid transit routes (BRT): Quarter mile walking distance

- Cities must allow development with a minimum average FAR of 2.5
- Allows 25% reduction with an average FAR of 3.0

May exclude:

- Critical areas, designated shorelines, tsunami inundation areas
- Industrial, manufacturing, agricultural lots
- Designated landmark, non-conforming lots, urban separators

Puget Sound region must implement by December 31, 2029



Pierce County



Commuter rail (1/2 mile)
(1/4 mile for DuPont and Sumner)
Darker red is future stations.



Existing Tacoma trolley and light rail
with 1/2 mile station areas.
Darker green is future stations.



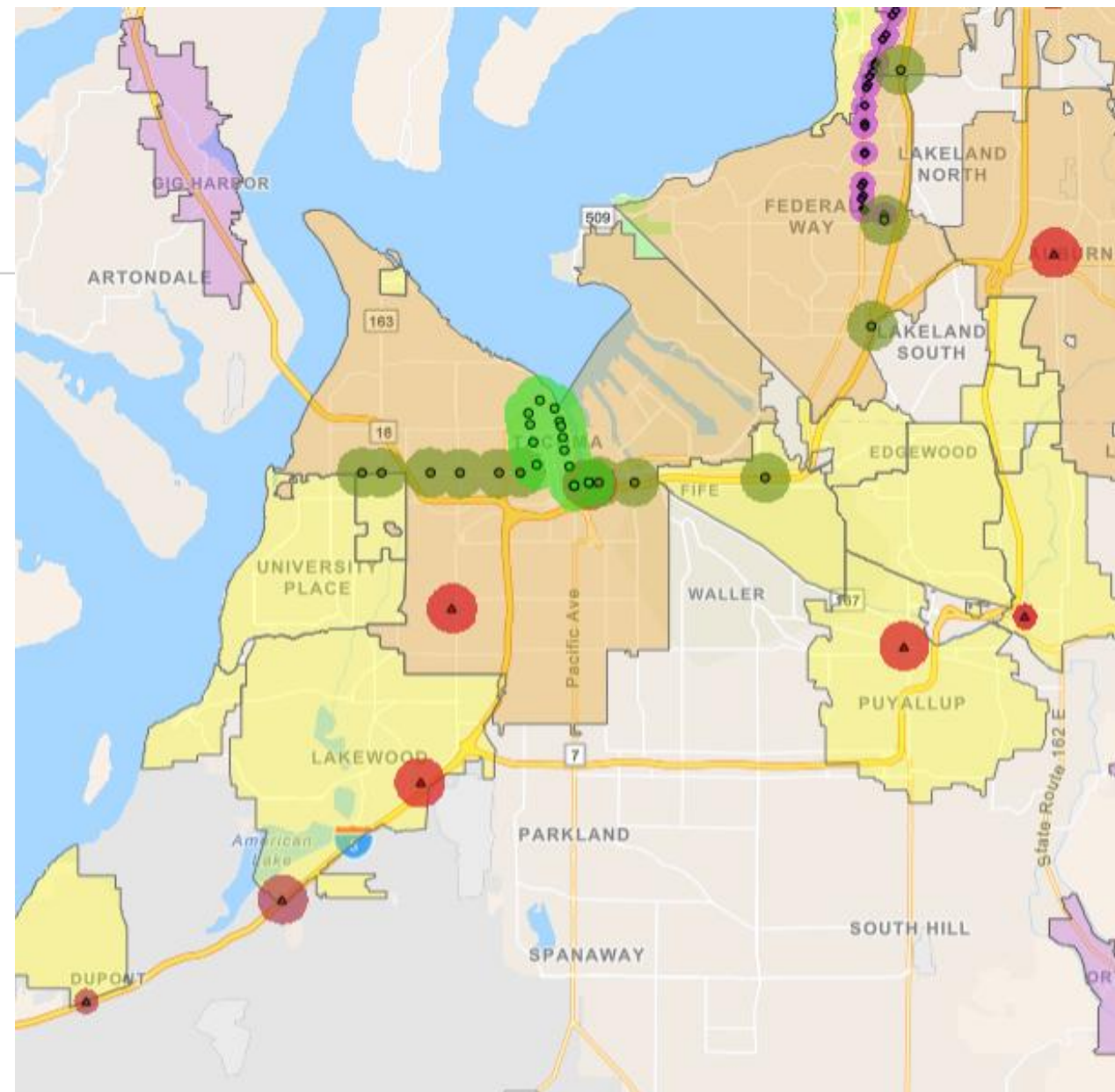
Tier 1 middle housing 4 or 6 units per lot



Tier 2 and 3 middle housing 2-4 units per lot



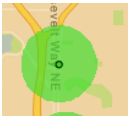
ADUs only



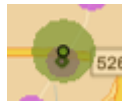
Snohomish County



Commuter rail station



Light rail existing station



Light rail future station

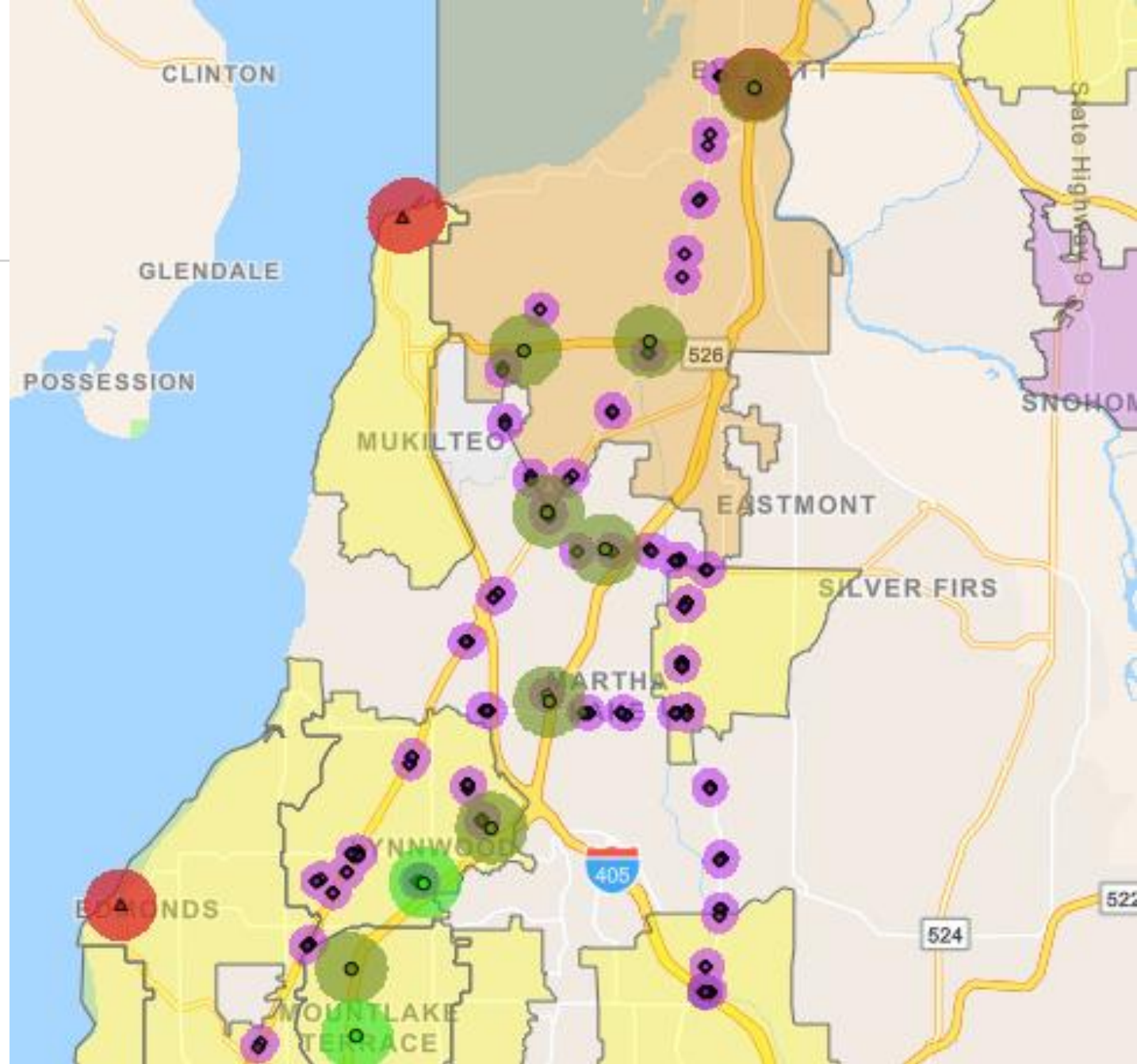


Bus rapid transit stop

BRT: ¼ mile walkshed

Rail: ½ mile walkshed

Ferry terminals and other stops could be designated

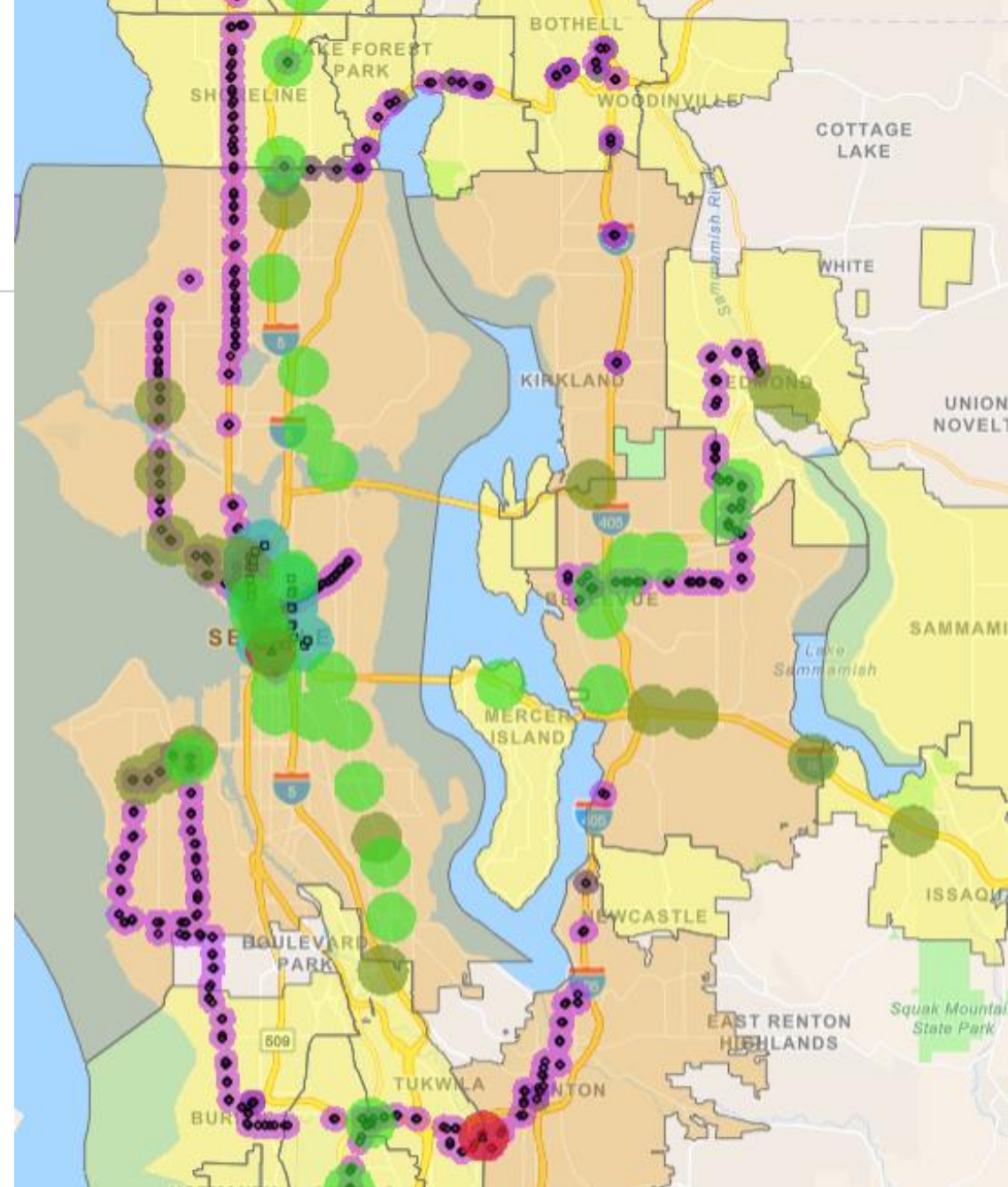


King County

Includes Capital Hill and Lake Union trolleys

Excludes catenary systems
(wired electric buses)

Excludes areas within one mile
of Sea-Tac airport



TOD station areas

Mandatory 50-year affordable housing for newly upzoned areas with required MFTE program

- **10% affordable housing** - 60% AMI rental and 80% AMI ownership
- **20% workforce housing** - 80% AMI rental [RCW 36.70A.840\(7\)](#)

Parking: [RCW 36.70A.842](#)

- **No parking required** for residential and mixed-use development
 - except ADA and delivery parking
- **Option for an** empirical parking study
- Does not apply within a mile of the Seattle-Tacoma International Airport.
- Provisions for sharing parking between market rate and affordable units

Commerce support materials

Materials	Project detail	Available
Preemptive ordinance	Draft preemptive ordinance	Summer 2026
Quick guide	Overview of state law	Summer 2026
TOD Guidance	Step by step station area planning and implementation guidance	Summer review December 2026
Factsheets Videos	Financing, affordability, parking High-level videos supporting living near, working and using TOD station areas	December 2026

www.commerce.wa.gov/growth-management/housing-planning/transit-oriented-development/

Questions?



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